Box 13
#15801

BILL GARRETT, Davidson County
Trans: T20100040760 DEEDWARRSP
Recvd: 07/02/10 11:42 2 pgs
Fees: 13.00 Taxes: 801.17

20100702-0052054

This instrument was prepared by:
Advantage Title and Escrow
3354 Perimeter Hill Drive, Ste. 142
Nashville, Tn 37211

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of June, 2010, by and between **Wells Fargo Bank, N.A.** a national banking association organized and existing under and by virtue of the laws of the United States, Party of the First Part; and James S. Davis and wife, Laurie A. Davis, Parties of the Second Part;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Party of the First Part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Parties of the Second Part the following described real estate, situated lying and being in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot: #8 on the Plan of Brookview Forest, Phase I, of record in Instrument #20030716-0099526, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Wells Fargo Bank, N.A. of record in Instrument No. 20100429-0032476, the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments there unto belonging or in any wise appertaining unto the said Parties of the Second Part, their heirs and assigns in fee simple forever.

THE SAID PARTY OF THE FIRST PART does hereby covenant with the said Parties of the Second Part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said Party of the First Part or as the result of an affirmative act of the Party of the First Part, but not further or otherwise.

IN WITNESS WHEREOF, Party of the First Part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Wells Fargo Bank, N.A.

BY: _____,
Jason LoSchiavo, REO Sales Manager

BY: _____
Benjamin Shelton, REO Sales Representative

STATE OF: CALIFORNIA
COUNTY OF: ALAMEDA

PERSONALLY appeared before me, Jason LoSchiavo, its **REO Sales Manager** and Benjamin Shelton, its REO Sales Representative with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are authorized by **Wells Fargo Bank, N.A.**, to execute this instrument on behalf of the same.

WITNESS my hand, at office, this the 22nd day of June, 2010.

Norma Renee Grady
NOTARY PUBLIC

My Commission Expires:
9-15-2010

NORMA RENEE GRADY
Commission # 1693918
Notary Public - California
Alameda County
My Comm. Expires Sep 15, 2010

STATE OF: Tennessee
COUNTY OF Davidson

I, or we hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in which property transferred, whichever is greater is $216,533.00 which amount is equal to or greater than the amount which command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me the 25 day of June, 2010

NOTARY PUBLIC

My Commission Expires: 1-21-2013

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

NAME AND ADDRESS OF THE PROPERTY OWNER:
James S. Davis
3028 Brookview Forest Dr.
Nashville, TN. 37211

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF TAXES:
New owner